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SUBMISSION TO

Clare County Council To Request

Zoning of Lands for the new Clare County Development Plan 2023-2029

On Behalf of Mr. Tadgh Halpin

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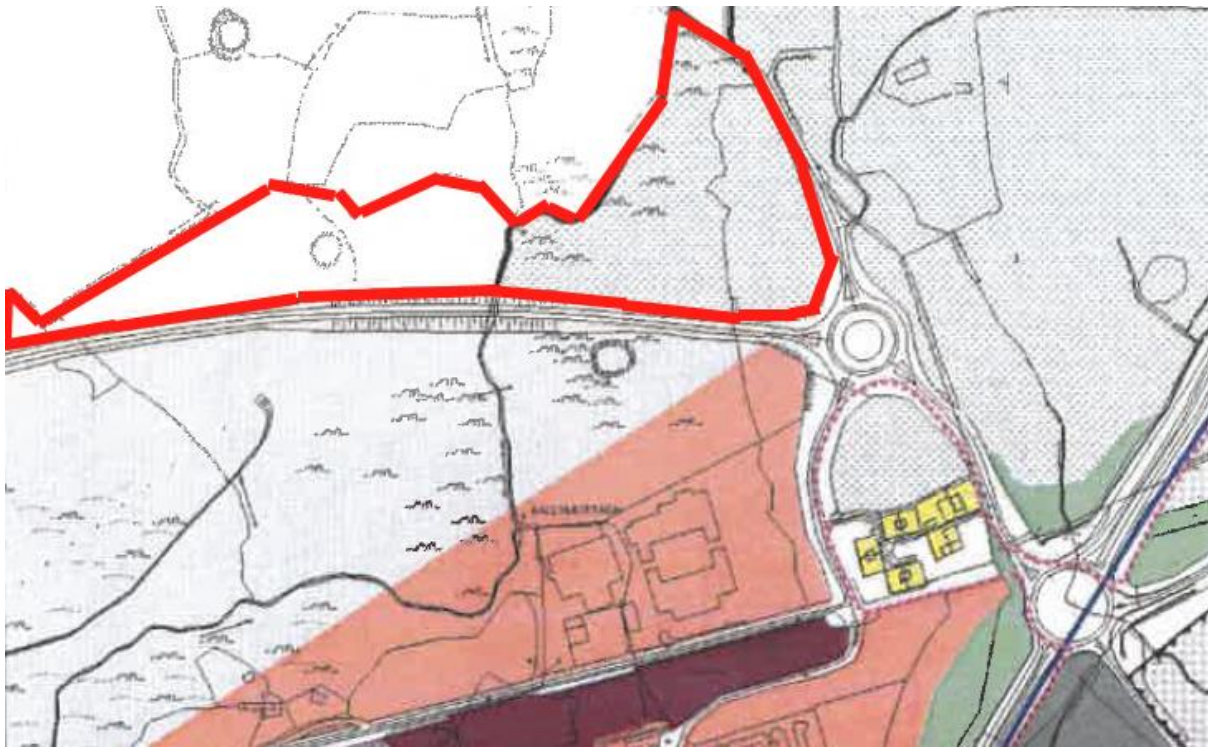
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1. Introduction

This submission to Clare County Council has been prepared by Hassett Leyden & Associates on behalf of Mr. Tadgh Halpin.

It relates to a prime site in the Shannon area and is submitted on foot of the preparation of the new County Development Plan of 2023-2029.

This submission seeks to have the lands which are already zoned as “agricultural” under the current Clare County Development Plan of 2017-2023 and to have them zoned for Commercial, Enterprise, General Industry, Light Industry or Residential or other settlement in the new Clare County Development Plan of 2023-2029. The lands which are the subject of this rezoning submission are in the ownership of Mr. Tadgh Halpin and encompasses an area of 8.86 and are contained in [REDACTED]



Lands to be rezoned outlined in RED, extract from Current County Development Plan Location: Caherteige & Ballymurtagh, Shannon.

2. Opportunity Presented by the Clare County Development Plan of 2023-2029

Clare County Council will in the near future be updating the Clare County Development Plan for 2023-2029.

The preparation of this Development Plan for the County of Clare provides a suitable opportunity for the presentation of submissions to Clare County Council in support of the case for the subject lands currently zoned "agricultural" within the current County Development Plan, for their zoning to be changed from agricultural use to for

Commercial, Enterprise, General Industry, Light Industry or Residential or other settlement.

This submission seeks to establish the context of the land with regard to:

- (a) The location, character and extent of the land.
- (b) The site's relationship with the town of Shannon and its hinterland.
- (c) The site in the context of a strategic development in the area of Shannon and its wider environs area.

The submission establishes within this context the manner in which the lands can make provision for the balanced growth of the town of Shannon in a sustainable manner making a contribution towards meeting both the current and future development needs of the town of Shannon and its hinterland during the next 5 to 7 years.

3. Site Description & Site Accessibility

The subject site of 8.86Ha. or 22 acres approximately and is relatively level and is currently in agricultural use. It is located in Ballymurtagh and Caherteige and offers easy access to the existing road network.

The subject lands have access via the public road and the R472 offers ideal access to develop these lands.

Easy access to the national road network (N19) is only 400 metres away.

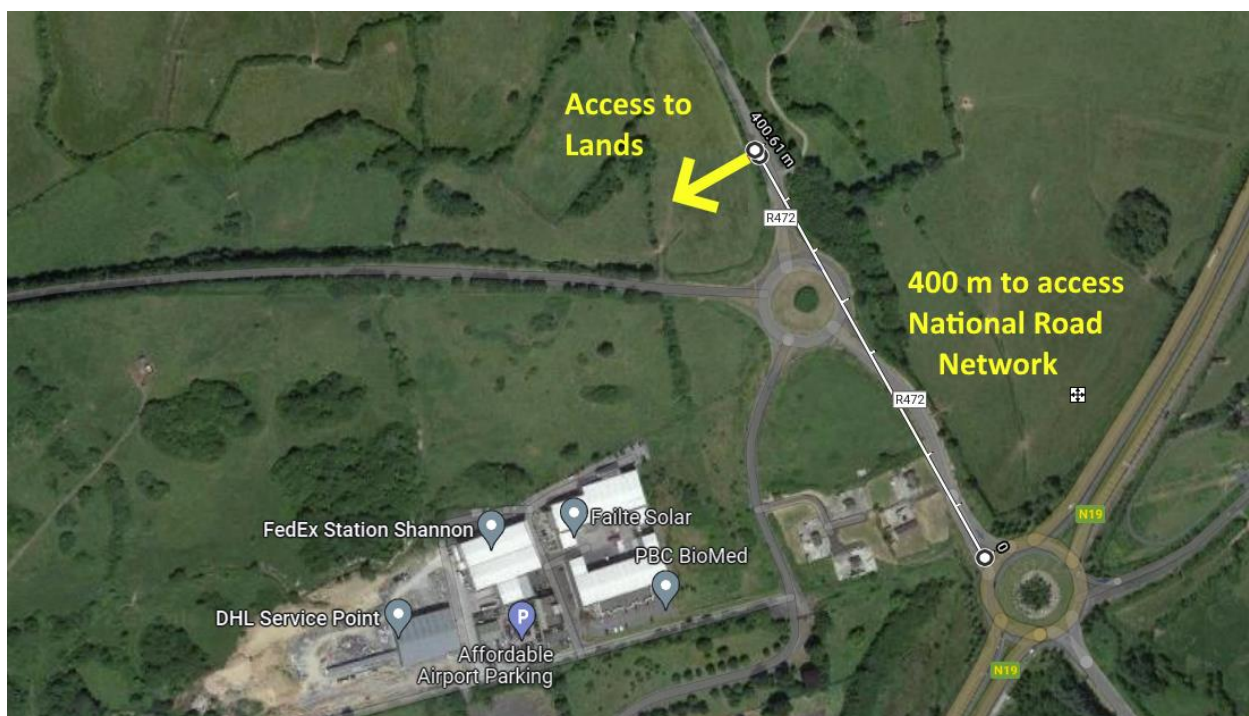


Image with access road

4. Strategic & Local Opportunities

- The population and economy of Shannon and its environs has grown moderately over the last 5 years and there is good demand for industrial, commercial and housing developments.
- Further, the subject lands are well placed to contribute to the future industrial or housing provision of the Shannon area and the growing demand of housing stemming from the growing industrial base in the area with leading aviation companies such as Commercial Aviation Services, Shannon Aerospace and Lufthansa Technik Turbine along with leading pharmaceutical companies such as MeiraGTx, Pharddiag Ltd, PBC Biomed and Edwards Lifesciences Ireland as well as Jaguar Land Rover being major employers of the area.
- The subject lands, would provide development lands for a logical and orderly consolidation of the existing development in the Shannon area.
- Existing development in the vicinity of the subject lands comprise a mixture of established residential development along with a number of industrial and office developments.
- Thus, the vicinity of the subject lands can be adequately served in terms of water supply and wastewater treatment.
- From our interactions with Irish Water, it is clear that adequate foul and water services are available within practical connection distances of the subject lands which in turn provides the opportunity to accommodate the future growth in population in an orderly manner and in tandem with the provision of the necessary services.
- We would point out that the lands are also closer to the town centre than other proposed zoned lands and therefore should be developed first in order to achieve orderly and logical growth of the town.
- This reinforces the sustainability of the proposal with the close proximity to all services.
- The proposed industrial/commercial/residential zoning of the lands would afford full regard to the adjoining land use and the existing urban and built form and the requirements to protect the visual amenities of the area.
- Vehicular access to the land would be readily available from the existing public road.

6. Conclusions

It is considered that the development of the subject lands in the manner proposed will represent high-quality developments which will not adversely impact on the visual environmental character of the area.

We request that Clare County Council should change the zoning to Commercial, Enterprise, General Industry, Light Industry or Residential or other settlement in the upcoming Clare County Development Plan of 2023-2029.

This rezoning will be in keeping with the prevalent zoning in this area of Shannon.

ANNEXE - 1 -PROPERTY MAP OF LANDS

